

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: September 30, 2009
SUBJECT: **CONDITIONAL USE PERMIT NO. 2009-015 (T-MOBILE WIRELESS COMMUNICATIONS FACILITY)**
LOCATION: 6666 Heil Avenue, 92647 (south side of Heil Avenue, east of Edwards Street)

Applicant: Monica Moretta, Sequoia Deployment Services, Inc., One Venture, Suite 200, Irvine, CA 92618

Property Owner: Duane Hurtado, Community United Methodist Church of Huntington Beach, 18700 Beach Blvd., Suite 260, Huntington Beach, CA 92648

Request: To permit the construction of a 55 ft. high wireless communications facility designed as a palm tree "monopalm" with 12 panel antennas and one (1) GPS antenna, including associated equipment surrounded by a seven ft. six inch high blockwall. The request includes the relocation of a five-foot high block wall trash enclosure.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: RL – FP2 (Residential Low Density – Floodplain 2)

General Plan: P (RL) – Church

Existing Use: Church/preschool

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project consists of the installation of a minor new structure and associated equipment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2009-015:

1. Conditional Use Permit No. 2009-015 for the establishment, maintenance and operation of a 55 ft. high wireless communications facility disguised as a palm tree “monopalm” with 12 panel antennas and one (1) GPS antenna, including associated equipment surrounded by a seven ft. six inch high blockwall will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed facility will be located within a landscaped planter at an existing church site and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. The structure is approximately 185 ft. and 152 ft. from existing residential uses to the south and east, respectively. The structure at the proposed height will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity.
2. The conditional use permit will be compatible with surrounding uses because the facility utilizes stealth techniques by incorporating a “date palm tree” design with the maximum amount of fronds to conceal the antennas. The “palm tree” design will blend with existing palm trees on-site approximately 17 ft. north and south of the facility. As conditioned, a 30 ft. high date palm tree will be planted within the same landscaped planter to reduce attention to the 55 ft. high facility. The facility and the palm trees will appear like a grove of trees. The wireless communications facility will be located approximately 74 feet from Heil Avenue. The ground mounted associated equipment will be screened from public view by a seven ft. six inch high block wall.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. Wireless communication facilities are allowed to exceed the maximum height of 35 ft. of the base zoning district with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Public on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
 - LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
 - LU 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).
 - U 5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.
 - U 5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The proposed facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. In addition, the proposed facility is designed to simulate the appearance of a palm tree. The location of associated equipment will be screened entirely from public view by a blockwall and existing landscaping. The

visual impacts of the facility will be reduced by utilizing stealth techniques to blend into the surrounding environment.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2009-015:

1. The site plans and elevations received and dated July 24, 2009, shall be the conceptually approved design with the following modifications:
 - a. The equipment enclosure materials shall be composed of split-face block at the base, two maximum courses of precision block, and a decorative cap.
 - b. The existing wall located on the westerly side of the monopalm shall be connected to the equipment enclosure.
 - c. The wireless communication pole shall be designed as a date palm with the maximum amount of fronds as deemed necessary by the Planning Department.
 - d. A 30 ft. high date palm shall be planted within the landscaped planter adjacent to the monopalm.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.